



## **TIPP CITY, OHIO**

**I-75 AND STATE RT. 571 /MAIN STREET**

- INTERSECTION I-75 & STATE ROUTE 571
- ADJACENT TO **MENARDS® MEGA STORE**
- ADJACENT TO SPEEDWAY, WENDY'S, ARBY'S, BOB EVANS,  
& LA QUINTA INN
- BROKER PARTICIPATION INVITED
- UTILITIES AVAILABLE

LOT 3 - 232,584 Sq. Ft. / 5.34 Acres Priced at \$5.00 per Sq. Ft.  
LOT 3A - 65,459 Sq. Ft. / 1.50 Acres Priced at \$7.00 per Sq. Ft.  
LOT 3B - 67,100 Sq. Ft. / 1.54 Acres Priced at \$7.00 per Sq. Ft.  
LOT 3C - 62,805 Sq. Ft. / 1.44 Acres Priced at \$7.00 per Sq. Ft.  
LOT 4 - **MENARDS® MEGA STORE**  
LOT 5 - 88,971 Sq. Ft. / 2.04 Acres Priced at \$9.00 per Sq. Ft.  
LOT 6A - 430,894 Sq. Ft. / 9.89 Acres Priced at \$6.00 Per Sq. Ft.  
LOT 6B - 85,882 Sq. Ft. / 1.97 Acres Priced at \$8.00 Per Sq. Ft.  
LOT 6C - 94,359 Sq. Ft. / 2.17 Acres Priced at \$9.00 Per Sq. Ft.

<u>POPULATION</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
2000 CENSUS	15,859	28,772	166,414
2007 ESTIMATE	16,244	29,278	168,802
2012 PROJECTION	16,531	29,586	169,862
<u>HOUSEHOLD INCOME</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
2007 EST. AVERAGE	\$74,790	\$74,284	\$64,600
2007 EST. MEDIAN	\$59,946	\$58,684	\$52,464
2007 EST. PER CAPITA	\$29,623	\$29,464	\$26,152

Demographic information provided by Claritas, Inc. 1-800-866-6511

### **FOR FURTHER INFORMATION CONTACT:**

**JAMIE RADABAUGH**  
**SALES AND LEASING DIRECTOR**

Office: (715) 876-2224

Fax: (715) 876-2743

E-Mail: [jamie@menard-inc.com](mailto:jamie@menard-inc.com)

**ADAM RAY**  
**SALES AND LEASING COORDINATOR**

Office: (715) 876-2309

Fax: (715) 876-2743

E-Mail: [aray@menard-inc.com](mailto:aray@menard-inc.com)

The information contained herein has been obtained from sources we deem reliable, but is not guaranteed in anyway. All prospective buyers or agents must conduct their own due diligence. The information is presented subject to prior sale modification or withdrawal from the market.